

PROJECT JUSTIFICATION

THE HOME HAS BEEN DESIGNED TO BLEND AMICABLY WITHIN THE MASS and SCALE OF IT'S NEIGHBORHOOD BY EMPLOYING THE TOWN DESIGN GUIDELINES and CONSULTATION WITH THE HISTORIC PRESERVATION COMMITTEE. THE HPC'S RECOMMENDATIONS HAVE BEEN INCORPORATED INTO THE PROPOSED DESIGN. THE HOUSE LAYOUT AND DESIGN RESPECT AND PRESERVE THE SITE'S OAK TREES - IAN GEDDES ARBORIST HAS PREPARED A REPORT CONTAINING RECOMMENDATIONS FOR TREE PRESERVATION.

SETBACKS

THE FRONT SETBACK IS PROPOSED TO BE 12'-6", WHICH IS THE AVERAGE OF THE TWO HOMES ON EITHER SIDE. REDUCED FRONTYARD SETBACKS ARE CONSISTENT WITH THE STREET, SUCH AS

26 BAYVIEW - 6'-0"

12 BAYVIEW - 4'-0"

(REFER TO SITE PLAN, SHEET A-1)

## FLOOR AREAS

THE PROPOSED FLOOR AREA IS PROPOSED TO BE 2,282sf. THERE ARE THREE HOMES IN THE IMMEDIATE NEIGHBORHOOD THAT ARE LARGER -

51 BAYVIEW 3,260sf

43 BAYVIEW 2,685sf

35 BAYVIEW 2,801sf

(REFER TO SHEET A-1.1 OF PLAN SET)

## FLOOR AREA RATIO'S

THE PROPOSED FLOOR AREA RATIO IS .398. THERE ARE TWO OTHER HOMES IN THE IMMEDIATE NEIGHBORHOOD WITH LARGER FAR'S -

51 BAYVIEW = .404

40 BAYVIEW = .468

56 BAYVIEW = .382 (COMPARABLE)

(REFER TO SHEET A-1.1 OF PLAN SET)

## SUMMARY

THE PROJECT HAS BEEN THOUGHTFULLY DESIGNED, TAKING INTO CONSIDERATION NEIGHBORHOOD COMPATIBILITY WITH REGARDS TO STYLE, MASS, SCALE, HPC RECOMENDATIONS and PRESERVATION OF THE SITE'S OAK TREES.